



## White House, High Street

Drybrook, Gloucestershire, GL17 9ER

£350,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer to the market this gorgeous cottage with open plan living and double garage which has been renovated to a high standard. The property sits on a High Street in the semi rural village of Drybrook in the Forest of Dean and comprises of spacious lounge with feature woodburner opening up to the bright dining room which in turn leads to the modern fitted kitchen, there is a handy downstairs cloakroom, three double bedrooms and upstairs bathroom with bath and separate shower. Outside there is off road parking for two vehicles and private enclosed rear garden.

Among the villages in the Forest of Dean, Drybrook has been voted one of the best villages to live in, for its scenery and leisure, there is a range of amenities, including a butchers, chemist, convenience store, hairdresser, post office, fish and chips shop, builder's merchant, doctor's surgery, nursery, primary school and a bus service to Gloucester and the surrounding areas.



Approached via UPVC double glazed door into:

#### Entrance Porch:

5'10" x 2'10" (1.80 x 0.87m)

UPVC double glazed windows and roof, light, tiled flooring, UPVC double glazed door into lounge.

#### Lounge:

26'0" x 11'0" (7.95m x 3.37m)

Exposed stone chimney breast with inset woodburner and stone hearth, wooden flooring, wooden beam, consumer box, two double panelled radiators, two UPVC double glazed windows to front aspect, understairs storage cupboard, power & lighting, opening to dining room.

#### Dining Room:

10'0" x 8'5" (3.06m x 2.57m)

Tiled flooring, understairs storage cupboard, double panelled radiator, stairs to first floor landing, door to cloakroom and double doors opening to kitchen, UPVC double glazed French doors to rear garden, smoke alarm, power & lighting.

#### Cloakroom:

5'6" x 2'9" (1.70m x 0.84m)

W.C., pedestal wash hand basin, tiled splashbacks, heated towel rail, wooden flooring, extractor fan, lighting.

#### Kitchen:

13'10" x 9'10" (4.23m x 3.02m)

A range of wall units, base units and drawers, worktop, space for cooker, extractor hood, splashback, one and a half stainless steel sink with drainer, space and plumbing for washing machine, space for fridge/freezer, integrated dishwasher, double panelled radiator, tiled flooring, power and lighting, UPVC double glazed window to rear aspect, UPVC double glazed door to rear garden.

#### First Floor Landing:

UPVC double glazed window to rear aspect, double panelled radiator, smoke alarm, power & lighting, doors to bedrooms and bathroom.

#### Bedroom One:

11'1" x 10'9" (3.38m x 3.29m)

UPVC double glazed window to front aspect, double panelled radiator, fitted wardrobe, storage cupboard, power & lighting.

### Bedroom Two:

10'11" x 10'1" (3.34m x 3.08m)

UPVC double glazed window to front aspect, double panelled radiator, power & lighting.

### Bedroom Three:

10'5" x 10'5" (3.19m x 3.18m)

UPVC double glazed window to rear aspect, double panelled radiator, power & lighting.

### Bathroom:

8'1" x 7'5" (2.48m x 2.28m)

Panelled built in bath, W.C., corner shower cubicle with rainfall shower head and handheld attachment, pedestal wash hand basin, extractor fan, heated towel rail, wooden flooring, tiled walls, UPVC double glazed window to rear aspect, lighting.

### Outside:

To the front the property there is attractive bushes and shrubs, pathway leading to front door and ample off road parking to one side of the property, there is access to the double garage on the other side.

To the rear of the property there is a patio area with space for seating and steps up lead to a lawned area.

### Garage:

18'2" x 8'1" (5.56m x 2.48m)

A range of wall units, base units and drawers, worktop, power & lighting. Wooden doors to the front, side door from the garden.



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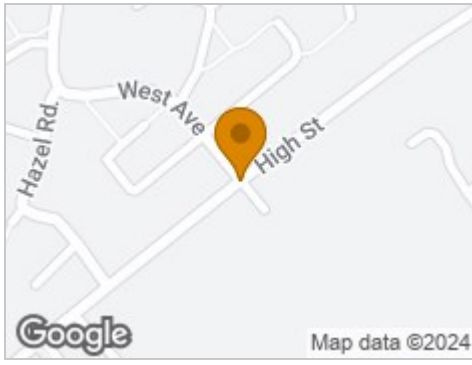
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



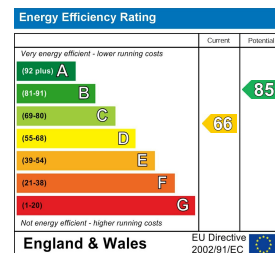
## Floor Plan



## Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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